



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS MEETING

August 12, 2025 (Tuesday)

6:00 p.m.

Approved

Attending:

Board of Supervisors

Andrew P. Durkin, Vice-Chair
Sandra M. D'Amico, Member

Township Administration

Tony Scheivert, Township Manager
Linday Yeager, Assistant Township Manager
Gwen Jonik, Township Secretary
Jill Bukata, Township Treasurer
Rhys Lloyd, Director of Code Enforcement
Anthony Campbell, Zoning Officer
Tom Jones, Police Chief
Mike Esterlis, Public Works Director
Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Mr. Durkin called the evening to order at 6:03 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the meeting. He announced an Executive Session was held July 30, 2025 regarding legal matters. There were 6 citizens in attendance.

Land Development

Byers Station Parcel 5C Lot 2B Amended PRD Plan Phase 2. Alyson Zarro, Esq., Allan Greenberg - Celebree, Guy DiMartino - TPD, Chris Puzinas - Bohler, and Cam Wolfson, Esq. were present.

Ms. Zarro restated the various modifications to the approved PRD Plan for Parcel 5C over the years, evolving from all commercial uses to mostly residential use, except for Lot 2B. The most recent plan approved for Lot 2B included the Celebree preschool, a 6-unit commercial/retail building, and a fast-food restaurant. Phase 1 is under construction – the Celebree building and the 10,500 SF 6-unit commercial/retail building. They are now proposing no fast-food restaurant, no Iris Lane extension to Route 100, and another 10,500 SF building which could be medical offices or other commercial. She noted that the parking and traffic calculations were based on uses that require the most, providing a cushion for shared parking; no easement has been recorded for the Iris Lane extension; utility easements were established as Lot 1 (Villages at Chester Springs) and Lot 2A (Enclave at Chester Springs) were developed. The architecture for the proposed building will be kept consistent throughout the site – front and back.

Township traffic engineer, Chris Williams, made comments about the elimination of the Iris Lane extension resulting in all traffic using Begonia Drive at Station Boulevard and the sidewalk is on the commercial/retail side, not the residential side of Begonia. It might have been designed differently if we'd thought the Iris Lane extension wasn't going to be installed. He suggested adding sidewalk to the east side and introduce traffic calming measures on Begonia. Speed humps are the most effective traffic calming measure. Kristin Camp noted adding a sidewalk on the east side would need HOA approval as it is in common ground.

The Board expressed concerns for traffic backing up to exit onto Station Blvd. Cutting through Lot 1 is undesirable. Peak traffic 5:30/6:00 p.m., traffic on Park Road in front of the Stables backs up to turn left onto Route 100 north. Why the change in the Plan? Ms. Zarro noted there was some concern with the Route 100 access with the initial Plan. Mr. Greenberg advised both buildings are fully leased and they have several leases in the work for the proposed building. Ms. Camp asked about the potential for a traffic light at Begonia and Station.

Mr. DiMartino noted this plan will generate more traffic during the afternoon peak hours and Saturday peak than the other plan would've with a drive-thru coffee shop. He hadn't evaluated pedestrian activity on Begonia but could do so. Mr. Williams suggested traffic calming measures and a raised crosswalk for pedestrian safety. The school had required the flashing crosswalk signal on Station Blvd. Mr. Durkin suggested a right in/right out access to the upper parking lot only, not through to Iris Lane. Mr. DiMartino said it'd be too high on the hill of Route 100.

Mr. Greenberg confirmed the off-hours shared parking is still valid; that was a condition in the prior Decision.

Mr. Durkin is concerned with the flat roof on the proposed 3rd building and would like it to be in keeping with Celebree's roof. Mr. Greenberg and Mr. Puzinas were okay with that.

Ms. Camp noted the safety of crossing Begonia and the architecture of the proposed building aren't settled. The Applicant should consider the speed hump, perhaps a sidewalk on the east side of Begonia, have PennDOT look at another access on Route 100, and return to the September 9 Supervisors Workshop. The Board took no action on the Plan.

Approval of Minutes

Mrs. D'Amico moved, seconded by Mr. Durkin, to approve as presented the minutes of the July 21, 2025 Board of Supervisors Meeting and Conditional Use Hearing. The motion carried unanimously.

Approval of Payments

Mrs. D'Amico moved, seconded by Mr. Durkin, to approve payments to all vendors as listed August 6 and 12, 2025. The motion carried unanimously.

Mr. Scheivert called attention to the \$23,000 payment to West Vincent Township for 4 years of workers compensation coverage for the Ludwigs Corner Fire Company.

Treasurer's Report

Jill Bukata reported the balance sheet remains strong; year-to-date revenues are at 66% of the budget; year-to-date expenses are at 54.4% of the budget; earned income tax receipts are \$88,000 higher than last year.

2024 Audit Report

Jeff Kowalczyk of Barbacane Thornton summarized the results of the 2024 audit, which included auditing internal control processes and test transactions, and the financial statements are accurate. We had a clean audit – no findings or recommendations. Our financial reports are in order, no major adjustments are needed. He also mentioned our Certificate of Excellence in Reporting award for 2023. The Board thanked Mr. Kowalczyk and Jill Bukata.

Supervisor's Report

There was no Police Liaison report. Mr. Durkin read the published calendar and added that the GEYA Baseball playoffs begin Thursday August 14 at 7:00 p.m.:

August 31, 2025 1:00-4:00 p.m. Upland Farm Farmhouse Museum is open; September 1, 2025 Township Offices are Closed ~ Labor Day; September 7, 2025 4:30-7:00 p.m. Summer Concert #3 live music by The MoonDawgs at Upland Farm Park; September 9, 2025 4:00 pm. Semi-Annual Joint Boards & Commissions Workshop; September 9, 2025 7:00 p.m. Historic Architectural Styles of Chester County lecture by Bob Wise at Upland Farm Barn; September 15, 2025 7:00 p.m. Board of Supervisors Meeting; and yard waste collection dates August 20, September 10, September 24.

Administration

Township Engineer's Report

Dave Leh reported revised preliminary land development plans for 500 Pottstown Pike – Chester Springs Service Center will be reviewed by the Planning Commission at their August 14 meeting.

Building and Codes Department Report

Rhys Lloyd reported 70 building permits were issued last month, totaling \$34,169 in permit fees; 193 scheduled inspections were conducted; there were 16 resales; 5 new homes settled and many zoning complaints were addressed.

Police Chief's Report

Chief Jones reported there were 1,106 calls logged last month, 16 reportable crimes, 122 citations issued and 140 warnings. K9 Officer Dexter was involved in an assault investigation late July and took only ½ hour to catch the guy. A collaborative safety tip from the police, fire, codes and fire marshal is to make sure you have working smoke detectors in your home and business. If you don't have a smoke alarm, they're available at the township building.

Public Works Department Report

Mike Esterlis reported the crew received and completed 184 work orders; completed base repairs on Magnolia Drive; trimmed roadside trees; assisted Higgins with the traffic signal repairs; finished the butterfly garden at Upland Farm Park; assisted with the summer concerts; and removed landscaping at 144 Byers Road, which will become the Township Administration offices.

ADMINISTRATION

Conditional Use Decision ~ 705 N. Reeds Road ~ Michaela Kolbe.

Kristin Camp read the following Decision allowing both dwellings at 705 N. Reeds Road to be used as short-term rentals subject to 7 conditions:

DECISION & ORDER

The Board hereby approves a conditional use pursuant to Section 200-13.C(7) of the Ordinance to allow Applicant to use both dwellings on the property as short-term rentals subject to the conditions below.

CONDITIONS OF APPROVAL

1. The short-term rentals shall be operated and used in accordance with the Application and all testimony and evidence presented at the hearing and the terms of this Order.

2. This approval shall be specific to Applicant and her use of the Property as a short-term rental. The approval herein shall not run with the land and shall expire if the Property is transferred to an individual or entity other than Applicant or her mother.
3. There shall be a maximum of two dogs allowed in each dwelling if used as short-term rentals.
4. Applicant shall not operate the short-term rentals until she obtains rental permits for each dwelling from the Township which rental permits must be renewed annually.
5. Applicant shall install a fenced-in area in the rear or side yard of the Property which is enclosed by a minimum four-foot-tall fence which shall be used for renters to take their dogs outside. Applicant shall include in the rules and regulations for the rental that this area shall be used when taking dogs outside.
6. Applicant shall require that the proposed guests of the short-term rentals must be a minimum of 25 years old.
7. Applicant shall include in all marketing and listings of the short-term rentals the following:
(i) there is no on-street parking permitted; (ii) the maximum number of guests is limited to two per dwelling; and (iii) quiet hours at the short-term rentals are from 10:00 p.m. to 7:00 a.m.

Mr. Durkin had researched Air BnB's age restrictions and found 25 to be the minimum age for "local" renters and wants to keep the age consistent.

Mrs. D'Amico moved to approve the application subject to the 7 conditions outlined above. Ms. Kolbe is concerned with the dog fence, that renters may put the dog out there and go back in the house and the dogs would bark and folks might not pick up the dog waste, which they do when they're walking the dog on a leash and paying closer attention. She also was concerned with aesthetics. Ms. Camp noted just a small area on the side or back of the house would suffice. Mr. Campbell will help her with size and location. Mr. Durkin seconded, and the motion carried unanimously.

General Obligation Bond Issuance

Patrick Scott, Esq., Bond Counsel, Obermayer Rebmann Maxwell & Hippel LLP was present regarding issuing a \$9,890,000 General Obligation Bonds providing funds to purchase 144/128 Byers Road for administration offices, renovation and capital improvements to 144/128 Byers Road; renovations and capital improvements to Hickory Park; repairs and improvements to the Township's sanitary sewer system and related infrastructure; and payment of the costs and expenses of issuing the Bonds.

Ordinance #2025-03 authorizes the Board to issue the Bonds; RBC is the Broker and prices the Bonds; interest on the bonds is not taxable. Kristin Camp advised that the Municipal Authority's existence has to be extended for another 50 years. The Board will pass a Resolution at the September meeting authorizing the amendment of the Authority's Articles of Incorporation, which will then be sent to the Department of State. The Management Agreement between the Township and Authority will be amended that the Authority agrees their fees will cover the debt.

Mrs. D'Amico moved to adopt **Ordinance #2025-03** authorizing issuance of the General Obligation Bonds. Mr. Durkin seconded the motion carried.

Technical Specifications for Traffic Control Signalization revised January 2025.

Ordinance #2025-04 amends Code Section 176-7 to update the Technical Specifications for Traffic Control Signalization which were revised January 2025. Mrs. D'Amico moved, to adopt **Ordinance #2025-04**. Mr. Durkin seconded, and the motion carried.

2026 Pension Plan Minimum Municipal Obligations (MMO).

Jill Bukata advised that the MMOs are determined annually. The Uniformed Employee obligation is \$297,814; the Non-Uniformed Employee obligation is \$79,812; the Non-Uniformed Employee Defined Benefit is \$60,000.

Mrs. D'Amico moved to approve the 2026 Pension Plan MMOs as described above. Mr. Durkin seconded, and the motion carried.

Open Session

Sally Winterton made comments about traffic impacts from developments to the north and south of Upper Uwchlan and mentioned roundabouts, or making Pottstown Pike 1-way and Graphite Minte Road 1-way could be solutions. The Planning Commission is offering to meet to discuss. Mr. Scheivert will advise when the next Eagle Mobility Study meeting is scheduled.

Mr. Scheivert commented that he learned through a conversation with the Uwchlan Township Manager, the proposed development on Lionville Station Road is for 616 residential units.

Adjournment

There being no further business to be brought before the Board, Mr. Durkin adjourned the meeting at 7:39 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary